| 176.0 | 0002 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 690,200 / 690,200 |
| | | | | | USE VALUE: | 690,200 / 690,200 |
| | | | | | ASSESSED: | 690,200 / 690,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 59 | | LANCASTER RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | OUELLETTE DEBRA J |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 44 WINCHESTER DR |
| Street 2: | |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02420 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MARLENGA EDWARD M/ TRUSTEE - |
| Owner 2: | MARTHA G OUELLETTE 2016 IRREVO - |
| Street 1: | C/O DEBRA OUELLETTE |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02420 |

## NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 3745.000 | 317,600 | | 372,600 | 690,200 |
| Total Card | 0.086 | 317,600 | | 372,600 | 690,200 |
| Total Parcel | 0.086 | 317,600 | | 372,600 | 690,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.33 /Parcel: 483.33

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 118009

**GIS Ref**

**GIS Ref**

**Insp Date** 07/03/18

!13722!

## PREVIOUS ASSESSMENT

Parcel ID 176.0-0002-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 317,600 | 0 | 3,745. | 372,600 | 690,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 307,700 | 0 | 3,745. | 372,600 | 680,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 307,700 | 0 | 3,745. | 372,600 | 680,300 | 680,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 156,900 | 0 | 3,745. | 367,300 | 524,200 | 524,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 156,600 | 0 | 3,745. | 282,100 | 438,700 | 438,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 156,600 | 0 | 3,745. | 266,200 | 422,800 | 422,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 156,600 | 0 | 3,745. | 244,900 | 401,500 | 401,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 146,700 | 0 | 3,745. | 228,900 | 375,600 | 375,600 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 17:38:21 |

**LAST REV**

| Date | Time |
|---|---|
| 11/06/20 | 11:09:34 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13722

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MARLENGA EDWARD | 75858-81 | 1 | 10/9/2020 | Convenience | 99 | No | No | | |
| OUELLETTE RAYMO | 68129-251 | | 9/30/2016 | Convenience | 99 | No | No | | Martha G Ouellette dod 3/21/2019 |
| | 8291-245 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 118009 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/25/2018 | 95 | New Wind | 5,000 | C | | | | |
| 8/8/2017 | 1012 | Inter Fi | 64,000 | C | | | | new Kitch & 2 bath |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/4/2019 | Mail Update | MM | Mary M |
| 7/3/2018 | MEAS&NOTICE | BS | Barbara S |
| 10/28/2008 | Meas/Inspect | 189 | PATRIOT |
| 2/11/2000 | Inspected | 264 | PATRIOT |
| 1/6/2000 | Mailer Sent | | |
| 12/22/1999 | Measured | 276 | PATRIOT |
| 7/23/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 3745 | | Sq. Ft. | Site | | 0 | 70. | 1.42 | 6 | | | | | | | | | 372,646 | | | | | | 372,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.08597 | Total SF/SM: | 3745 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 372,646 | Spl Credit | | Total: | 372,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 147.015 |
| Other Features: | 103302 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 356089 |
| Depreciation: | 38458 |
| Depreciated Total: | 317632 |

## COMMENTS

SINK IN BSMT.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 2 HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

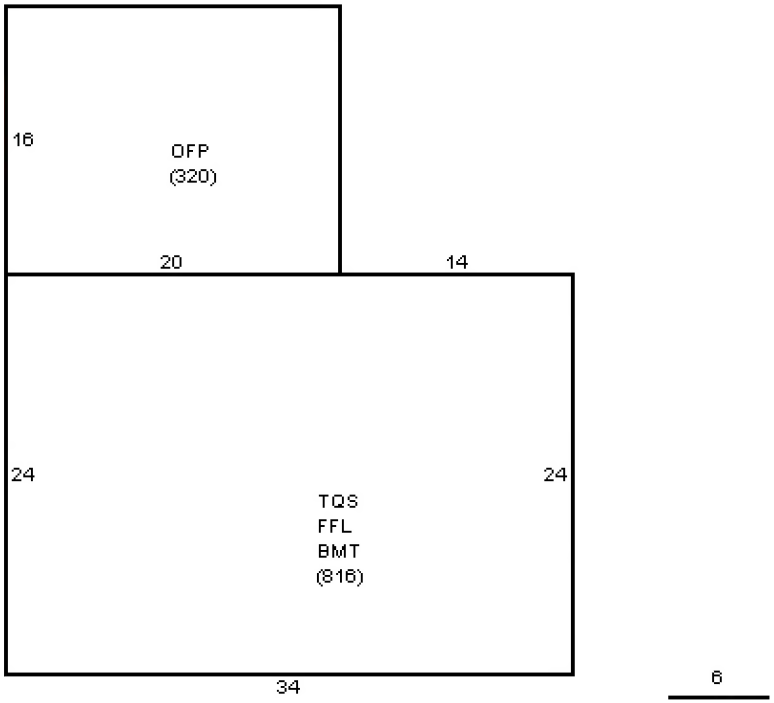
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 147.02 |
| Special Features: | 0 | Val/Su Net: | 123.87 |
| Final Total: | 317600 | Val/Su SzAd | 222.41 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 816 | 44.100 | 35,989 |
| FFL | First Floor | 816 | 147.010 | 119,964 |
| TQS | 3/4 Story | 612 | 147.010 | 89,973 |
| OFP | Open Porch | 320 | 21.440 | 6,861 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,564 | | | Total: | 252,787 |
| Size Ad | 1428 | Gross Area | 2768 | FinArea | 1428 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

176.0-0002-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |